059.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,700 / 690,700
					USE VALUE:	690,700 / 690,700
					ASSESSED:	690,700 / 690,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUNSEENEY SIMONA & MEGHAN/ TR	
Owner 2:	SIMONA MUNSEENEY LIVING TRUST	
Owner 3:	MEGHAN MUNSEENEY LIVING TRUST	
Street 1:	21 PARK AVE EXT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MUNSEENEY SIMONA & MEGHAN -
Owner 2:	-
Street 1:	21 PARK AVENUE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,482 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 1445 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5482.000	281,600		409,100	690,700
Total Card	0.126	281,600		409,100	690,700
Total Parcel	0.126	281,600		409,100	690,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.06 | /Parcel: 478.0

Legal Description

User Acct 39416

GIS Ref

GIS Ref

Insp Date 09/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,600	0	5,482.	409,100	690,700	690,700	Year End Roll	12/18/2019
2019	101	FV	241,900	0	5,482.	403,300	645,200	645,200	Year End Roll	1/3/2019
2018	101	FV	215,300	0	5,482.	309,800	525,100	525,100	Year End Roll	12/20/2017
2017	101	FV	215,300	0	5,482.	292,200	507,500	507,500	Year End Roll	1/3/2017
2016	101	FV	215,300	0	5,482.	268,900	484,200	484,200	Year End	1/4/2016
2015	101	FV	202,200	0	5,482.	251,300	453,500	453,500	Year End Roll	12/11/2014
2014	101	FV	202,200	0	5,482.	231,400	433,600	433,600	Year End Roll	12/16/2013
2013	101	FV	202,200	0	5,482.	231,400	433,600	433,600		12/13/2012

!5211!

PRINT

Date	Time
12/10/20	20:07:52

LAST REV

Date	Time
03/12/20	18:30:24
danam	
5211	

USER DEFINED

Prior Id # 1:	39416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNSEENEY SIMON	72523-3	1	4/29/2019	Convenience	1	No	No		Y
HOLLAND MARC A/	63494-288		4/15/2014		503,370	No	No		
UHLAND DAVID &	53432-578		8/24/2009		439,000	No	No		
TAHMOUSH JANICE	28517-567		4/30/1998		160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2020	150	Inter Fi	36,000	C				
10/15/2014	1343	Manual	2,350					Repalce damaged ba
2/1/2010	68	New Wind	6,000					REPLACE 7 WINDOWS
9/17/1998	682	Porch	3,500					REPLACE PORCH
4/30/1998	244	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
3/6/2009	Meas/Inspect	372	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Meas/Inspect	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5482		Sq. Ft.	Site		0	70.	1.07	6									409,121						409,100	

Total AC/HA: 0.12585 | Total SF/SM: 5482 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,121 | Spl Credit | Total: 409,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	77508
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346001
Depreciation:	64356
Depreciated Total:	281645

COMMENTS

643-8637.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

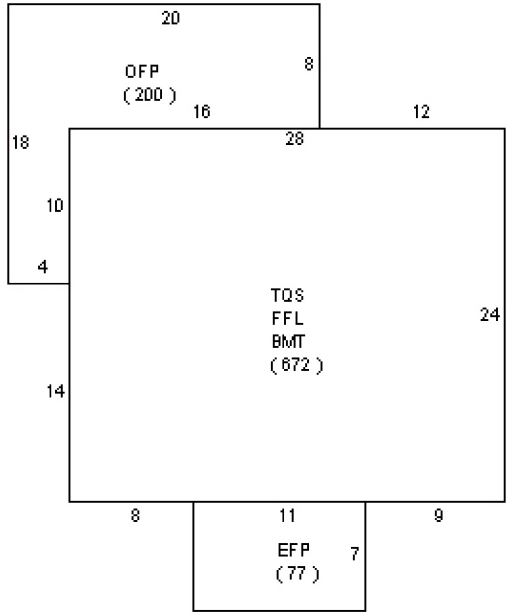
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	132.52
Final Total:	281600	Val/Su SzAd	239.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	77.910	52,358
FFL	First Floor	672	175.480	117,924
TQS	3/4 Story	504	175.480	88,443
OFP	Open Porch	200	24.750	4,950
EFP	Enclos Porch	77	62.580	4,818

Net Sketched Area:	2,125			Total:	268,493
Size Ad	1176	Gross Are	2293	FinArea	1445

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	